

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

201/17 Gordon Street, Elsternwick Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$460,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Elsternwick

Period - From 01/04/2026

to 30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	205/27-31 Herbert St ST KILDA 3182	\$455,000	01/07/2026
2	31/573 Glen Huntly Rd ELSTERNWICK 3185	\$446,000	15/06/2026
3	305/28 Riddell Pde ELSTERNWICK 3185	\$445,000	26/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/07/2026 17:29



Property Type: Apartment

Agent Comments

Comparable Properties



205/27-31 Herbert St ST KILDA 3182 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 01/07/2026

Property Type: Apartment



31/573 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$446,000

Method: Private Sale

Date: 15/06/2026

Property Type: Apartment



305/28 Riddell Pde ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$445,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: Apartment